

## ARTICLE 5 DISTRICTS AND BOUNDARIES

### 500 PURPOSE

A. Residential Districts. In order to classify, regulate, restrict and separate the use of land, buildings and structures and to further the goals set forth in this Code, the residential zoning districts are included to achieve the following purposes:

1. To reserve appropriately located areas for family living in a broad range of dwelling unit densities generally consistent with the Sedona Community Plan and public health, safety, and welfare.
2. To ensure adequate light, air, privacy and open space for each dwelling.
3. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of an excessive number of buildings in relation to the land area around them.
4. To protect residential properties from noise, direct illumination, unsightliness, odors, smoke and other objectionable influences.
5. To facilitate provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

The City is hereby divided into the following residential zoning districts.

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| RS-5A - Single Family Residential District - minimum lot size of two hundred seventeen thousand, eight hundred (217,800) square feet or five (5) acres per lot. | RS-18a. - Single Family Residential District - minimum lot size of eighteen thousand (18,000) square feet per lot.              |
| RS-70 - Single Family Residential District - minimum lot size of seventy thousand (70,000) square feet per lot.   | RS-18b. - Single Family Residential District - minimum lot size of eighteen thousand (18,000) square feet per lot.              |
| RS-36 - Single Family Residential District - minimum lot size of thirty six thousand (36,000) square feet per lot.  | RS-12 - Single Family Residential District - minimum lot size of twelve thousand (12,000) square feet per lot.                  |
| RS-35 - Single Family Residential District - minimum lot size of thirty five thousand (35,000) square feet per lot.   | RS-10a. - Single Family Residential District - minimum lot size of ten thousand (10,000) square feet per lot.                   |
|   | RS-10b. - Single Family Residential District - minimum lot size of ten thousand (10,000) square feet per lot.                   |
|   | RS-6 - Single Family Residential District - minimum lot size of six thousand (6000) square feet per lot.                        |
|   | RMH-12 - Single Family Residential and Mobile Home District - minimum lot size of twelve thousand (12,000) square feet per lot. |
|   | RMH-10 - Single Family Residential and Mobile Home District - minimum lot size of ten thousand (10,000) square feet per lot.    |
|   | RMH-6 - Single Family Residential and Mobile Home District - minimum lot size of six thousand (6,000) square feet per lot.      |
|   | RM-1 - Medium Density Multi-Family District. Not more than eight (8) dwelling units per acre.                                   |
|   | RM-2 - High Density Multi-Family District. Not more than twelve (12) dwelling units per acre.                                   |
|   | RM-3 - High Density Multi-Family District. Not more than twenty (20) dwelling units per acre.                                   |
|   | MH - Manufactured Home District.  |

PRD - Planned Residential District

- B. Commercial Districts. In order to classify, regulate, restrict and separate the use of land, buildings and structures and to further the goals set forth in this Code, the commercial zoning districts are included to achieve the following purposes:

1. To provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the City and its surrounding market area.
2. To encourage office and commercial uses to congregate for the convenience of the public and for a more mutually beneficial relationship to each other.
3. To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas.
4. To minimize traffic congestion and to avoid the overloading of utilities.
5. To protect area properties from noise, odor, smoke, unsightliness and other objectionable influences incidental to commercial uses.
6. To promote high standards of site planning, architecture and landscape design for office and commercial development within the City.

The City is hereby divided into the following commercial zoning districts:

CN - Neighborhood Commercial District  
OP - Office Professional District  
C-1 - General Commercial District  
C-2 - General Commercial District  
C-3 - Heavy Commercial / Light  
Manufacturing District  
RC - Resort Commercial District  
L - Lodging District

- C. Supplementary Districts: In order to classify, regulate, restrict and separate the use of land,

buildings and structures and to further the goals set forth in this Code, the City is hereby divided into the following supplemental zoning districts:

PD - Planned Development District  
CF - Community Facilities District  
P - Parking District  
OS - Open Space and Recreation District  
NF - National Forest District  
SU - Special Use District  
H - Historic District

## 501 ZONING MAP

The location and boundaries of the land districts shall be established as they are shown on the City of Sedona Zoning Map with all notations, data, references, and other information adopted as part of this Code.

## 502 BOUNDARIES OF DISTRICTS

**502.01 Uncertainty of District Boundaries.** Where uncertainty exists concerning the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- A. The district boundaries are either private or public street center lines or easement center lines unless otherwise shown or noted. Where the districts designated on the Zoning Map are bounded approximately by street or easement center lines, the street or easement center lines shall be the designated boundary of the district.
- B. Where the district boundaries follow or approximately follow the centerline of Oak Creek, the boundaries shall follow the channel center line of the Creek. In the event of a natural change in the location of the Creek the zoning district boundary shall move with the channel centerline.
- C. Where the district boundaries are not shown by a specific dimension and where the property has been or may be divided into blocks and lots, the district boundaries shall be the lot lines. Where the districts designated on the Zoning Map are bounded approximately by lot lines, the lot lines shall be the boundary of the districts, unless the boundaries are otherwise indicated on the Zoning Map.

- D. In unsubdivided property, the district boundary lines on the map accompanying and made a part of this Code shall be determined by the scale appearing on the map.
- E. Where a district boundary line is shown by a specific dimension, such specific dimension shall determine the limits of the zoning district.

**502.02 Zoning in Newly Annexed Areas.**

Unincorporated areas annexed by the City shall retain the applicable Yavapai or Coconino County zoning until City zoning is adopted by the Council. City zoning shall be adopted as soon as practical within six (6) months from the effective date of the annexation.